

Doc. # 5102

ADOPTED

OCTOBER 13, 1988

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 33 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>			<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>		
Allston-Brighton	2				
Back Bay					
Beacon Hill					
Charlestown	2				
Chinatown					
City Proper					
Dorchester	5	1			
East Boston	1	3	1		
Fenway		1			
Government Center					
Hyde Park	2				
Jamaica Plain					
Kenmore		1			
Mattapan					
North End					
Roslindale	3	1			
Roxbury	1	1			
South Boston	3				
South Cove					
South End	1				
West Roxbury	2		1		1

Allston-Brighton

- Approval Z-11968. 367 Western Avenue, fire escape relocation.
Approval Z-12010. 229 North Harvard Street, sales office to bank.

Charlestown

- Approval Z-12020. 6 Cook Street, two dormer additions.
Approval Z-12189. 74 Tremont Street, one family dwelling.

Dorchester

- Denial Z-11986. 4-6 Herbert Street, two to three family dwelling.
Approval Z-12000. 434A-440 Blue Hill Avenue, social club.
Approval Z-12005. 382-388 Bowdoin Street, six apartments and laundromat.
Approval Z-12012. 23 Playstead Road, deck addition.
Approval Z-12023. 34 Sargent Street, enclose porch.
Approval Z-12030. 61 Crescent Avenue, enclose porches.

East Boston

- Denial Z-12035. 8 Ford Street, three to four apartments.
Denial Z-12006. 128 Lexington Street, legalize three family dwelling.
Denial Z-12188. 7 Crestway Road, one to two family dwelling.
Denial Z-12001. 183 Maverick Street, extend apartment to basement.
without
Prejudice
Approval Z-12017. 160 Everett Street, enclose porch.

Fenway

- Denial Z-12036. 2 Symphony Road, roof addition.

Hyde Park

- Approval Z-12016. 23 Pierce Street, two to three family dwelling.
Approval Z-12033. 26 George Street, legalize carport.

Kenmore

Denial Z-12117. 659-665 Commonwealth Avenue, vending cart.

Roslindale

Approval Z-11958. 940-960 American Legion Highway, replace roof sign.

Approval Z-11973. 31R Walter Street, open decks.

Denial Z-11983. 4415 Washington Street, increase capacity of used car lot.

Approval Z-11989. 85 Robert Street, sale of two used cars.

Roxbury

Denial/
Approval Z-11975. 404-420 Warren Street, auto body repair garage and used car sales; offices.

Approval Z-12233-
12240. 125-187 Quincy Street and 4-5 Perth Street, fifty apartments.

South Boston

Approval Z-11985. 391-393 West Broadway, six apartments, four story building height.

Approval Z-12022. 400-408 West Broadway, legalize four apartments, store, take-out restaurant.

Approval Z-12114. 1825 William J. Day Blvd., gasoline tank.

South End

Approval Z-12014. 40 Fay Street, ancillary parking.

West Roxbury

Approval Z-11987. 9-11 Avalon Road, rear deck.

Approval Z-12013. 52 Avalon Road, lattice on fence.

Deferral Z-12037. 99 DeSoto Road, one family dwelling.

Denial
without
Prejudice Z-12085. 47 Maxfield Street, rear addition.

BOARD OF APPEAL REFERRALS

OCTOBER 13, 1988

		<u>Hearing</u>	
1.	Z-11958	10/25/88	Bank of New England Alvan Corkin 940-960 American Legion Highway, Roslindale
2.	Z-11968	10/25/88	1274 Realty Trust 367 Western Avenue, Brighton
3.	Z-11973	11/1/88	Garrett Barry 31R Walter Street, Roslindale
4.	Z-11975	11/1/88	Gargano Realty Trust 404-420 Warren Street, Roxbury
5.	Z-11983	11/1/88	Stephanos Kalemkerides 4415 Washington Street, Roslindale
6.	Z-11985	11/1/88	Alexander Lempicki 391-393 West Broadway, South Boston
*7.	Z-11986	11/1/88	Evan Hirsh 4-6 Herbert Street, Dorchester
8.	Z-11987	11/1/88	Deborah Hyland 9-11 Avalon Road, West Roxbury
9.	Z-11989	10/25/88	Paul Castro 85 Robert Street, Roslindale
10.	Z-12000	11/10/88	Wonder Block Realty Trust 434A-440B Blue Hill Avenue, Dorchester
11.	Z-12001	11/1/88	Vincenzo Palmieri 183 Maverick Street, East Boston
12.	Z-12005	11/1/88	Jeffrey E. Roche 382-388 Bowdoin Street, Dorchester
13.	Z-12006	11/1/88	Robert Haselton, Jr. 128 Lexington Street, East Boston
14.	Z-12010	11/10/88	Mark Rosenberg 229 North Harvard Street, Brighton
15.	Z-12012	11/1/88	Louise & Joseph Gorman 23 Playstead Road, Dorchester
16.	Z-12013	11/1/88	John J. Reardon 52 Avalon Road, West Roxbury

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

OCTOBER 13, 1988

Hearing

17.	Z-12014	11/1/88	Hub Building Realty Trust 40 Fay Street, Boston
18.	Z-12016	11/1/88	Michael D. Houlihan 23 Pierce Street, Hyde Park
19.	Z-12017	11/10/88	Frank C. Leone 160 Everett Street, East Boston
*20.	Z-12020	11/10/88	William D. Enos 6 Cook Street, Charlestown
21.	Z-12022	11/10/88	Ronald Buckman 400-408 West Broadway, South Boston
22.	Z-12023	11/10/88	Carlos & Minerva Torres 34 Sargent Street, Dorchester
23.	Z-12030	11/10/88	Pauline Willis 61 Crescent Avenue, Dorchester
24.	Z-12033	11/10/88	Louis Notini 26 George Street, Hyde Park
25.	Z-12035	11/10/88	Anthony J. Famolare 8 Ford Street, East Boston
26.	Z-12036	11/10/88	Robert Hagemeister 2 Symphony Road, Boston
27.	Z-12037	11/10/88	Olive M. Budd 99 Desoto Road, West Roxbury
28.	Z-12085	11/1/88	Edward T. Gregory 47 Maxfield Street, West Roxbury
29.	Z-12114	11/10/88	Columbia Yacht Club 1325 Wm. J. Day Boulevard South Boston
30.	Z-12117	11/1/88	Trustees of Boston University 659-665 Commonwealth Avenue, Boston
31.	Z-12188	11/10/88	Arthur & Patricia Granara 7 Crestway Road, East Boston
*32.	Z-12189	11/1/88	Elizabeth & Peter Golden 74 Tremont Street, Charlestown

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

OCTOBER 13, 1988

Hearing

33. Z-12233-12240 11/1/88 Public Facilities Department
Brooks Development Associates, Inc.
125,129,169,175,185, & 187 Quincy Street,
4 & 5 Perth Street, Dorchester

*34. Z-11767 10/18/88 Emmanuel College (Owner)
Children's Medical Center (Lessees)
Beth Israel Hospital
45 Avenue Louis Pasteur
Boston

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Hearing: 10/25/88

Z-11968
1274 Realty Trust
367 Western Avenue
Brighton

Site: 1½-Story structure

District(s): Manufacturing (M-1)

Purpose: Relocate fire escape on retail office structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-11968, 1274 Realty Trust, 367 Western Avenue, Brighton, to relocate fire escape on retail office structure in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Relocation of fire escape from north to south side of retail office structure.



Hearing: 11/1/88 Z-11973
Garrett Barry
31R Walter Street
Roslindale

Site: 1½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect two open decks on side of one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-11973, Garrett Barry, 31R Walter Street, Roslindale, for two variances to erect two open decks on side of one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. First (13' x 16') and second (5' x 16') level decks on right side of structure.



Z-11973 31R WALTER ST., ROSLINDALE

Board of Appeal Referrals

10/13/88

Hearing: 11/1/88 Z-11975
Gargano Realty Trust
404-420 Warren Street
Roxbury

Site: Two-story structure

District(s): Apartment (H-1) and Local business (L-1)

Purpose: Change occupancy from bank, offices, and garage to offices, auto body repair garage with spray booth and outdoor sale of used cars.

Violation(s): Repair shop garage is conditional use.

Outdoor sale of used cars is forbidden use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-11975, Gargano Realty Trust, 404-420 Warren Street, Roxbury, for forbidden and conditional uses for change of occupancy from bank, offices, and garage to offices, auto body repair garage with spray booth and outdoor sale of used cars in an apartment (H-1) and local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral of auto body repair garage and outdoor sale of used cars. Office use is appropriate. Site is located in the Sav Mor Subdistrict Roxbury Interim Planning Overlay District. Hours of operation, maintenance, site visibility with respect to used car sales are concerns. Appellant has met with community but issues have yet to be resolved.



Z-11975 404-420 WARREN ST ROXBURY

Hearing: 11/1/88

Z-11983
Stephanos Kalemkerides
4415 Washington Street
Roslindale

Site: Gas service station

District(s): Local business (L-.5)

Purpose: Increase capacity of outdoor used car lot from
5 to 15 cars.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-11983, Stephanos Kalemkerides, 4415 Washington Street, Roslindale, for variance to increase capacity of outdoor used car lot from five to fifteen cars in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Increase in number of cars sold will be detrimental to the area.



Z-11983 4415 WASHINGTON ST., ROSLINDALE

Hearing: 11/1/88

Z-11985
Alexander Lempicki
391-393 West Broadway
South Boston

Site: One-story structure

District(s): General business (B-2)

Purpose: Change occupancy from two stores to same and eight apartments; erect four-story addition.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, and open space.

VOTED: In reference to petition Z-11985, Alexander Lempicki, 391-393 West Broadway, South Boston, for five variances for change of occupancy from two stores to same and eight apartments and erect four-story addition to one-story structure in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the number of units be limited to six; that height of building not exceed four stories; that plans with particular respect to off-street parking be submitted to the Authority for design review approval. Four-story height and six units are compatible with immediate neighborhood.



Z-11985 391-393 WEST BROADWAY, SOUTH BOSTON

10/13/88

Hearing: 11/1/88 Z-11986
Evan Hirsh
4-6 Herbert Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, and frontage.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-11986, Evan Hirsh, 4-6 Herbert Street, Dorchester, for forbidden use and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Appellant proposes to reduce size of existing family size units for proposed increase in occupancy, which would be inappropriate and undesirable in this two-family district.



Z-11986 4-6 HERBERT ST, DORCHESTER

Hearing: 11/1/88

Z-11987
Deborah Hyland
9-11 Avalon Road
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Projections into rear yard must be eight feet from accessory building.

VOTED: In reference to petition Z-11987, Deborah Hyland, 9-11 Avalon Road, West Roxbury, for variance to erect rear deck addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Deck will replace porch with no apparent impact.



Z-11987 9-11

AVALON RD., WEST ROXBURY

Hearing: 10/25/88 Z-11989
Paul Castro
85 Robert Street
Roslindale

Site: Two-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from office and garage to same
and indoor sale of used cars.

Violation(s): Indoor sale of used cars is forbidden use.

VOTED: In reference to petition Z-11989, Paul Castro,
85 Robert Street, Roslindale, for forbidden use
for change of occupancy from office and garage
to same and indoor sale of used cars in a local
business (L-.5) district, the Boston Redevelopment
Authority recommends approval with proviso that
no more than two cars be offered for sale any time.
Site presently used to store cars.



Z-11989 85 ROBERT ST. ROSLINDALE

Hearing: 11/10/88

Z-12000

Wonder Block Realty Trust
434A-440B Blue Hill Avenue
Dorchester

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from three stores, barber shop, offices, ice cream parlor, and bar to three stores, barber shop, social club, ice cream parlor and bar.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12000, Wonder Block Realty Trust, 434A-440B Blue Hill Avenue, Dorchester, for change of occupancy from three stores, barber shop, offices, ice cream parlor, and bar to three stores, barber shop, social club, ice cream parlor, and bar in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site is located in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. Social club is an existing occupancy approximately thirty years and has the support of the Roxbury Neighborhood Council. Legal occupancy of block of stores from 434A-454 Blue Hill Avenue is a concern.



Z-12000 434A-440B BLUE HILL AVE., DORCHESTER

Hearing: 11/1/88 Z-12001
Vincenzo Palmieri
183 Maverick Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Extend first-floor apartment into basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12001, Vincenzo, Palmieri, 183 Maverick Street, East Boston, for variance to extend first-floor apartment into basement in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Because of insufficient information (inconclusive floor plans) and no record of legal occupancy, an appropriate planning recommendation cannot be rendered. Basement apartments do not promote healthy housing stock.



Z-12001 183 MAVERICK ST., EAST BOSTON

Hearing: 11/1/88

Z-12005
Jeffrey E. Roche
382-388 Bowdoin Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from five apartments and four stores to six apartments and laundromat.

Violation(s): Change in nonconforming use.

Insufficient lot area, open space, and off-street parking.

VOTED: In reference to petition Z-12005, Jeffrey E. Roche, 382-388 Bowdoin Street, Dorchester, for change in nonconforming use and three variances for change of occupancy from five apartments and four stores to six apartments and laundromat in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that appellant indicate to the Board of Appeal, Authority, and community the proposed hours of laundromat operation. Renovation of severely fire-damaged structure.



Z-12005 382-388 BOWDIN ST., DORCHESTER

Hearing: 11/1/88

Z-12006
Robert Haselton, Jr.
128 Lexington Street
East Boston

Site: 2½-Story structure

District(s): Local business (L-1)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12006, Robert Haselton, Jr., 128 Lexington Street, East Boston, for forbidden use and two variances to legalize occupancy as three-family dwelling in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposed third unit is small and does not promote healthy housing stock. Structure was designed originally as a Victorian single-family residence and is not equipped to house three units. Application states that there is no record of legal occupancy; permitting three units in this structure establishes a negative precedent and promotes unhealthy density. Proposal is in direct violation of the goals and objectives of the Eagle Hill subdistrict. Appellant has made no effort to participate in the Interim Planning Overlay District review process.



Z-12066 128 LEXINGTON ST., EAST BOSTON

10/13/88

Hearing: 11/10/88 Z-12010
Mark Rosenberg
229 North Harvard Street
Brighton

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from sales office to bank; erect vestibule addition.

Violation(s): Change in nonconforming use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12010, Mark Rosenberg, 229 North Harvard Street, Brighton, for change in nonconforming use for change of occupancy from sales office to bank and erect vestibule addition in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. There are concerns about the location of the drive-through teller facilities given the narrowness of the side street. PZAC recommended approval with proviso for speed bumps be placed at the entrance and exit and landscaping.



Z-12010 299 NORTH HARVARD ST., BRIGHTON

Hearing: 11/1/88 Z-12012
Louise & Joseph Gorman
23 Playstead Road
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect deck addition to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-12012, Louise & Joseph Gorman, 23 Playstead Road, Dorchester, for two variances to erect deck addition to one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Deck to be constructed on existing porch roof. Yard deficiencies will not be increased.



Z-12012 23 PLAYSTEAD RD, DORCHESTER

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Hearing: 11/1/88

Z-12013
John J. Reardon
52 Avalon Road
West Roxbury

Site: 2½-Story structure - one-family dwelling.

District(s): Single-family (S-.5)

Purpose: Erect six-foot high fence with 1½-foot lattice.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12013, John J. Reardon, 52 Avalon Road, West Roxbury, for two variances to erect six-foot high fence with 1½-foot lattice in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Fencing provides privacy and is not harmful to neighborhood.



Z-12013 52 AVALON RD., WEST ROXBURY

Hearing: 11/1/88 Z-12014
Hub Building Realty Trust
40 Fay Street
Boston

Site: Vacant land

District(s): Manufacturing (M-2)

Purpose: Use premises for ancillary parking for seven cars.

Violation(s): Ancillary parking and restricted parking district
are conditional uses.

VOTED: In reference to petition Z-12014, Hub Building Trust, 40 Fay Street, Boston, for two conditional uses to use premises for ancillary parking for seven cars in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Ancillary parking for employees and customers for businesses at adjacent 1134-1140 Washington Street.



Z-12014 40 FAY ST., BOSTON

Hearing: 11/1/88 Z-12016
Michael D. Houlihan
23 Pierce Street
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, and frontage.

Excessive building height.

VOTED: In reference to petition Z-12016, Michael D. Houlihan, 23 Pierce Street, Hyde Park, for forbidden use and four variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy is compatible with similar properties in the neighborhood.



Z-12016 23 PIERCE ST., HYDE PARK

Hearing: 11/10/88

Z-12017
Frank C. Leone
160 Everett Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Enclose porch of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

VOTED: In reference to petition Z-12017, Frank C. Leone, 160 Everett Street, East Boston, for two variances to enclose porch of three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to building materials be submitted to the Authority for design review approval. Proposal has no apparent impacts.



Z-12017 160 EVERETT ST EAST BOSTON

Hearing: 11/10/88

Z-12020
William D. Enos
6 Cook Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect two dormer additions to two-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12020, William D. Enos, 6 Cook Street, Charlestown, for variance to erect two dormer additions to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormers will increase height of structure 1½ feet which is lower than most structures in the immediate area. Proposal will provide needed spaces and allow appellants to remain in home which they have owned for fifteen years.



Z-12020 6 COOK ST., CHARLESTOWN

Hearing: 11/10/88 Z-12022
Ronald Buckman
400-408 West Broadway
South Boston

Site: Three-story structure

District(s): General business (B-2)

Purpose: Legalize occupancy as four apartments, store, and
take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12022, Ronald Buckman, 400-408 West Broadway, South Boston, for conditional use to legalize occupancy for four apartments, store, and take-out restaurant in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to off-street parking be submitted to the Authority for design review approval. A minimum of four off-street parking spaces should be indentified and clearly marked for apartment tenants; remaining spaces should also be identified and marked for employees, customers, and those under any lease agreement.



Z-12022 400-408 WEST BROADWAY SOUTH BOSTON

Board of Appeal Referrals

10/13/88

Hearing: 11/10/88 Z-12023
Carlos & Minerva Torres
34 Sargent Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose front porch of one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-12-23, Carlos & Minerva Torres, 34 Sargent Street, Dorchester, for two variances to enclose front porch of one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Existing condition. Existing yard deficiencies will not be increased.



Z-12023 34 SARGENT ST., DORCHESTER

Board of Appeal Referrals

10/13/88

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Hearing: 11/10/88

Z-12030
Pauline Willis
61 Crescent Avenue
Dorchester

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard

VOTED: In reference to petition Z-12030, Pauline Willis, 61 Crescent Avenue, Dorchester, for two variances to enclose porches of three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. Porch enclosure does not create neighborhood precedent.



Z-12030 61 CRESENT AVE., DORCHESTER

Board of Appeal Referrals

10/13/88

Hearing: 11/10/88 Z-12033
Louis Notini
26 George Street
Hyde Park

Site: 2½-Story one-family dwelling

District(s): Residential, two-family (R-.5)

Purpose: Legalize existing carport.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12033, Louis Notini, 26 George Street, Hyde Park, for variance to legalize existing carport in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval.
No adverse impact on surrounding properties.



Z-12033 26 GEORGE ST., HYDE PARK

Hearing: 11/10/88 Z-12035
Anthony J. Famolare
8 Ford Street
East Boston

Site: Four-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three to four apartments.

Violation(s): Insufficient lot area.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12035, Anthony J. Famolare, 8 Ford Street, East Boston, for variance for change of occupancy from three to four apartments in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposed basement apartment is substandard, does not promote healthy housing stock and is contrary to general land use objectives of the Interim Planning Overlay District "to prohibit substandard residential units and structural additions that inappropriately increase the density of the area". No apparent hardship nor special circumstances existing. Appellant has made no effort to be involved with established community process with respect to Interim Planning Overlay District.



Z-12035 8 FORD ST., EAST BOSTON

Board of Appeal Referrals

10/13/88

Hearing: 11/10/88

Z-12036
Robert Hagemeister
2 Symphony Road
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Erect roof addition with front and rear decks to two-family dwelling.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-12036, Robert Hagemeister, 2 Symphony Road, Boston, for two variances to erect roof addition with front and rear decks to two-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposed rooftop addition would increase top floor unit approximately 450 square feet to create two-story three-bedroom duplex. Building is one of a long row of similar three-story structures. Addition of this size would detract from architectural integrity of the neighborhood and set a bad precedent.



Z-12036 2 SYMPHONY RD., BOSTON

Board of Appeal Referrals

10/13/88

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Hearing: 11/10/88

Z-12037
Olive M. Budd
99 Desoto Road
West Roxbury

Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area and front yard.

VOTED: In reference to petition Z-12037, Olive M. Budd, 99 Desoto Road, West Roxbury, for two variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral. Appellant should review plans with abutters and seek community input.

Z-12037 99 DESOTO RD., WEST ROXBURY



Z-12037 99 DESOTO RD., WEST ROXBURY

23

Hearing: 11/1/88 Z-12085
Edward T. Gregory
47 Maxfield Street
West Roxbury

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Erect rear addition to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side and rear yards.

VOTED: In reference to petition Z-12085, Edward T. Gregory, 47 Maxfield Street, West Roxbury, for three variances to erect rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed addition is excessive and inappropriate. Appellant should revise plans for a more modest and compatible extension.



BILLINGS FIELD

Z-12085 47 MAXFIELD ST., WEST ROXBURY

Board of Appeal Referrals

10/13/88

Hearing: 11/10/88

Z-12114
Columbia Yacht Club
1825 Wm. J. Day Boulevard
South Boston

Site:

District(s): Residential, three-family (R-.8)

Purpose: Install 2,000-gallon gasoline tank.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12114, Columbia Yacht Club, 1825 Wm. J. Day Boulevard, South Boston, for extension of nonconforming use to install 2,000-gallon gasoline tank in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Tank will tend to reduce bulk deliveries in this congested area.



Z-12114 1825 WM. J. DAY BLVD. SOUTH BOSTON

Hearing: 11/1/88 Z-12117
Trustees of Boston University
659-665 Commonwealth Avenue
Boton

Site: Parking lot

District(s): Apartment (H-4)

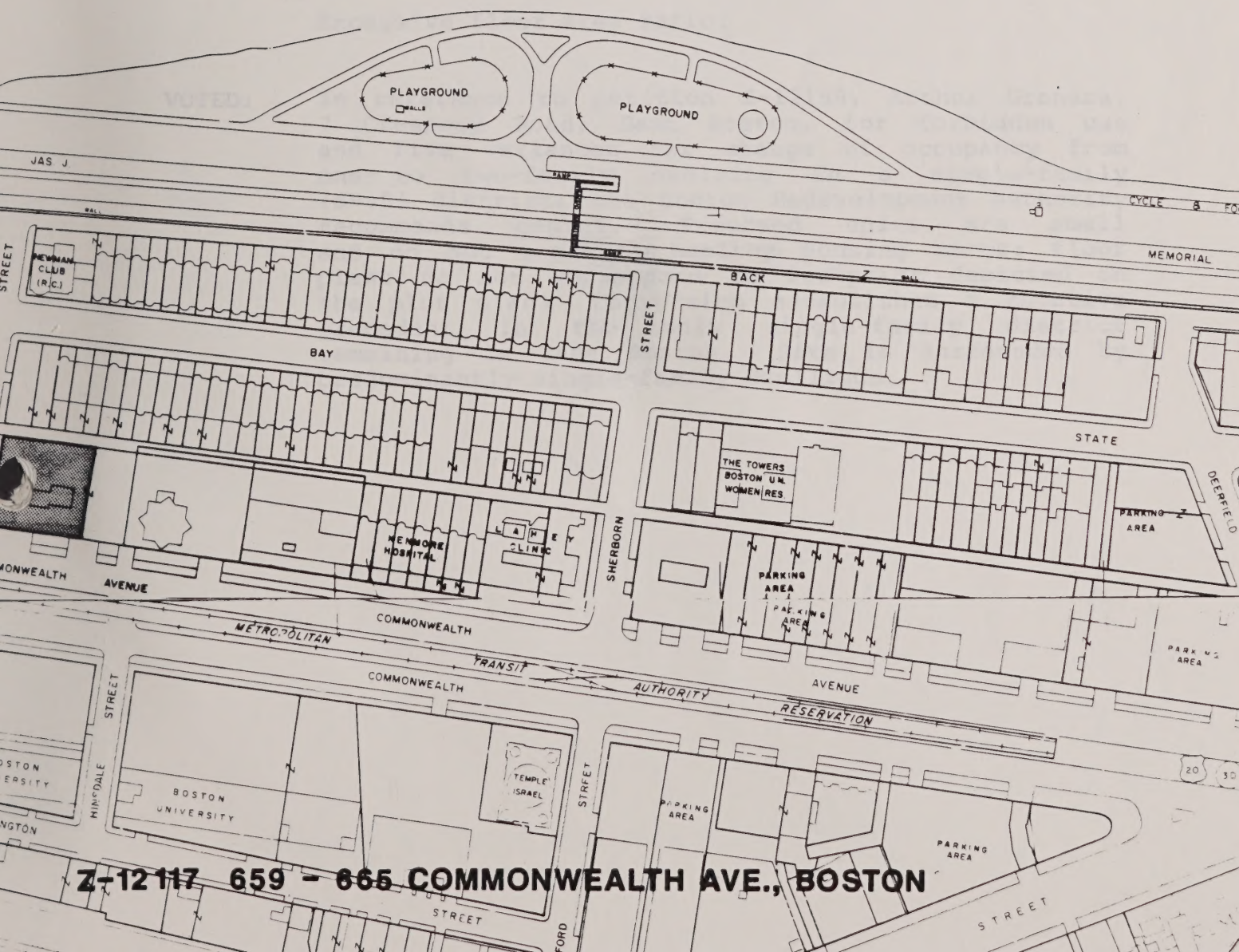
Purpose: Use premises for take-out service from stationary
vending wagon.

Violation(s): Take-out service is forbidden use.

VOTED: In reference to petition Z-12117, Trustees of Boston University, 659-665 Commonwealth Avenue, Boston, for forbidden use to use premises for take-out service from stationary vending wagon in an apartment (H-4) district, the Boston Redevelopment Authority recommends denial. In June, the Authority recommended denial as the proposal would encourage similar facilities and that the area is already impacted by litter and unlimited carts. No new evidence has been submitted. Kenmore Association is opposed.

CHARLES

RIVER



Z-12117 659 - 665 COMMONWEALTH AVE., BOSTON

31

Hearing: 11/10/88 Z-12188
Arthur Granara
7 Crestway Road
East Boston

Site: 1½-Story structure

District(s): Single-family (S-.5)

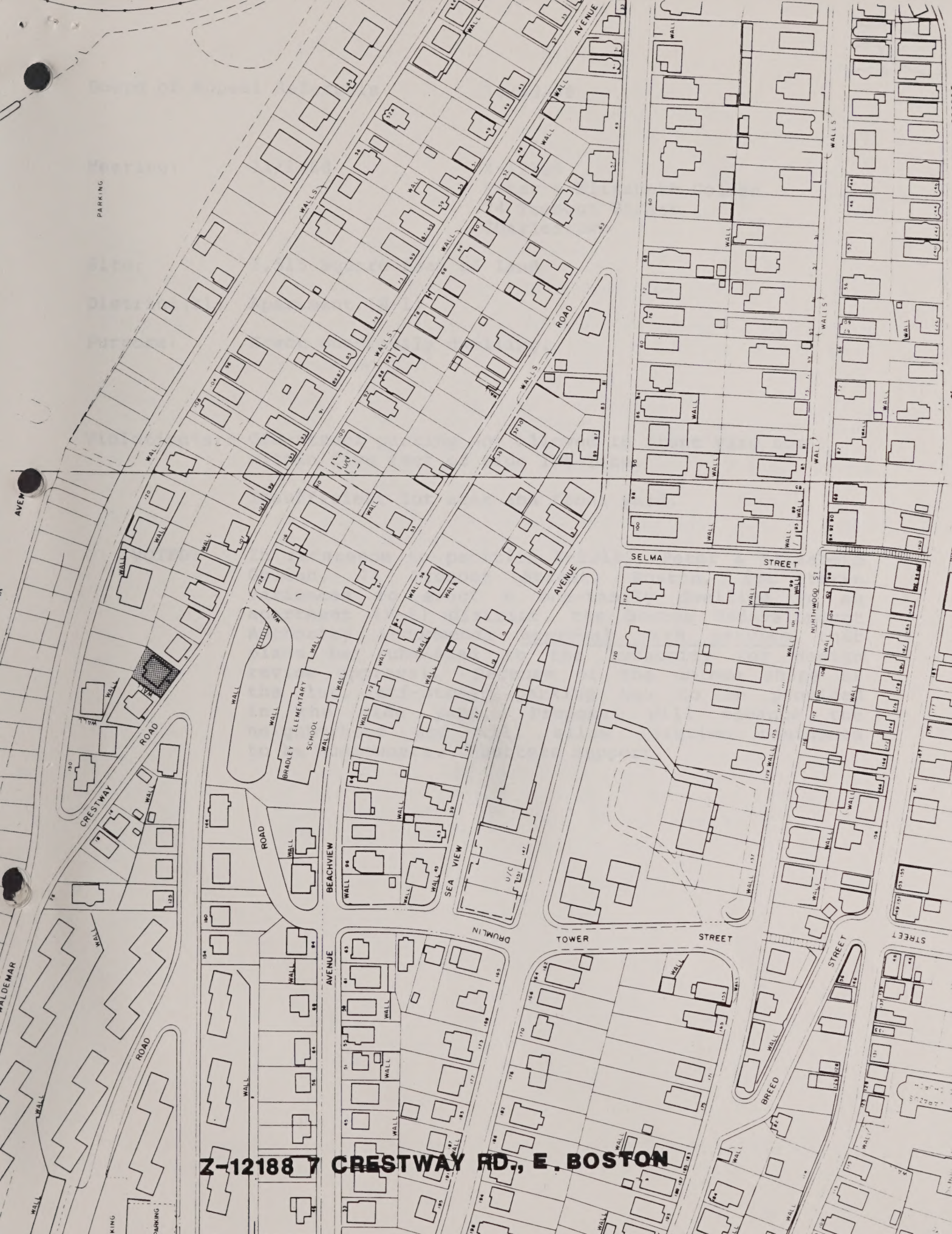
Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-12188, Arthur Granara, 7 Crestway Road, East Boston, for forbidden use and five variances for change of occupancy from one- to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed units are small and do not represent healthy housing stock; floor plans do not correspond to footprint depicted on the plot plan. Conversion establishes a negative precedent in the only single-family district remaining in East Boston. Site is surrounded by predominantly single-family dwellings.



Z-12188 7 CRESTWAY RD., E. BOSTON

Board of Appeal Referrals

10/13/88

52

Hearing: 11/1/88

Z-12189

Peter & Elizabeth Golden
74 Tremont Street
Charlestown

Site: 3,515 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect one-family dwelling.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area and front yard.

VOTED: In reference to petition Z-12189, Peter & Elizabeth Golden, 74 Tremont Street, Boston, for three variances to erect a one-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Because of the unique shape of the lot, off-street parking has to be provided in the side yard. Proposal will enhance the neighborhood and will allow lifetime residents to be homeowners. Abutters support.

Hearings: 11/1/88

Z-12333-12240
Public Facilities Department
and Brooks Development
Associates, Inc. 125, 129,
169, 175, 185 and 187 Quincy
Street and 4 and 5 Perth
Street, Dorchester

Site: 64,116 square feet of land

District(s): Apartment (H-1) and local business (L-1)

Purpose: Rehabilitate vacant school into twenty-nine units
and the new construction of seven three-unit
townhouses.Violation(s): Front yard parking, insufficient lot size,
insufficient lot frontage, excessive floor area
ratio, insufficient front yard, traffic visibility,
insufficient parking, insufficient parking space
size, IPOD.

Voted: In reference to petition Z-12233-12240, 4 and
5 Perth Street, and 125, 129, 169, 175, 185 and
187 Quincy Street, Dorchester * for thirty-eight
variances and seven interim planning permits
in an H-1 and L-1 District for the rehabilitation
of the Phillip Brooks School into twenty-nine
units and the construction of seven three-unit
townhouses into a limited equity cooperative
totalling fifty new units. The Boston
Redevelopment Authority recommends approval with
the proviso that an acceptable Transportation Access
Plan be submitted to the Authority. The proposed
project will rehabilitate the unused Phillip
Brooks School, expedite the physical revitalization
of the Quincy-Geneva area and create new affordable
home ownership opportunities. There is strong
community support.

*The development which is under the ambit of the Public Facilities
Department has been previously reviewed by the Authority.



Board of Appeal Referrals

10/13/88

Hearing: 10/18/88 Z-11767
 Emmanuel College (Owner)
 Children's Medical Center (Lessees)
 Beth Israel Hospital
 45 Avenue Louis Pasteur
 Boston

Site: Parking lot

District(s): Apartment (H-2)

Purpose: Erect parking deck under existing parking lot.

Violation(s): Parking lot is conditional use.

Restricted parking district.

Insufficient side yard.

VOTED: In reference to petition Z-11767, Emmanuel College (Owner), Children's Medical Center (Trustees), Beth Israel Hospital, 45 Avenue Louis Pasteur, Boston, for two conditional uses and variance to erect parking deck in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral until the following conditions are met:

1. Agreement is reached with the BRA establishing the time period during which the conditional use permit may operate and providing for the demolition of this temporary structure;
2. A Transportation Access Plan is approved by the Transportation Department;
3. The Authority has continuing design review approval;
4. The Boston Fire Department, Boston Water and Sewer Commission, and the abutters approve the application; and
5. The Mayor's Office of Neighborhood Services is satisfied that the community review process is complete.

BEACON
STREET
GARAGE

TEMPLE
ISRAEL
GARAGE

BLACKFAN
GARAGE
REPLACEMENT

CHILDREN'S
HOSPITAL

GARDNER
HOUSE
GARAGE

EMMANUEL
COLLEGE
DECK

HUNTINGTON/
RUGGLES
GARAGE



